

160.0

0003

0005.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,152,700 / 1,152,700

USE VALUE: 1,152,700 / 1,152,700

ASSESSED: 1,152,700 / 1,152,700


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
109		HILLSIDE AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: O BRIAN ANDREW E	
Owner 2: VERHEUL ANITA L	
Owner 3:	
Street 1: 109 HILLSIDE AVE	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	Own Occ: Y
Postal: 02476	Type:

PREVIOUS OWNER

Owner 1: TROOP KENNETH B -
Owner 2: MELTSNER MOLLY -
Street 1: 109 HILLSIDE AVE
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476
Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 11,900 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1911, having primarily Wood Shingle Exterior and 2359 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
		Census:		Exempt		
		Flood Haz:				
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11900		Sq. Ft.	Site		0	70.	0.65	8									543,899						543,900	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	11900.000	600,600	8,200	543,900	1,152,700		106771
							GIS Ref
							GIS Ref
							Insp Date
							10/06/18

USER DEFINED

Prior Id # 1:	106771
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	02:36:09
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT		Parcel ID		160.0-0003-0005.A						
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	600,600	8200	11,900.	543,900	1,152,700	1,152,700	Year End Roll	12/18/2019
2019	101	FV	457,600	8200	11,900.	543,900	1,009,700	1,009,700	Year End Roll	1/3/2019
2018	101	FV	522,000	8200	11,900.	481,700	1,011,900	1,011,900	Year End Roll	12/20/2017
2017	101	FV	522,000	8200	11,900.	404,000	934,200	934,200	Year End Roll	1/3/2017
2016	101	FV	522,000	8200	11,900.	404,000	934,200	934,200	Year End	1/4/2016
2015	101	FV	487,100	8300	11,900.	349,700	845,100	845,100	Year End Roll	12/11/2014
2014	101	FV	487,100	8300	11,900.	338,000	833,400	833,400	Year End Roll	12/16/2013
2013	101	FV	487,100	8300	11,900.	321,700	817,100	817,100		12/13/2012

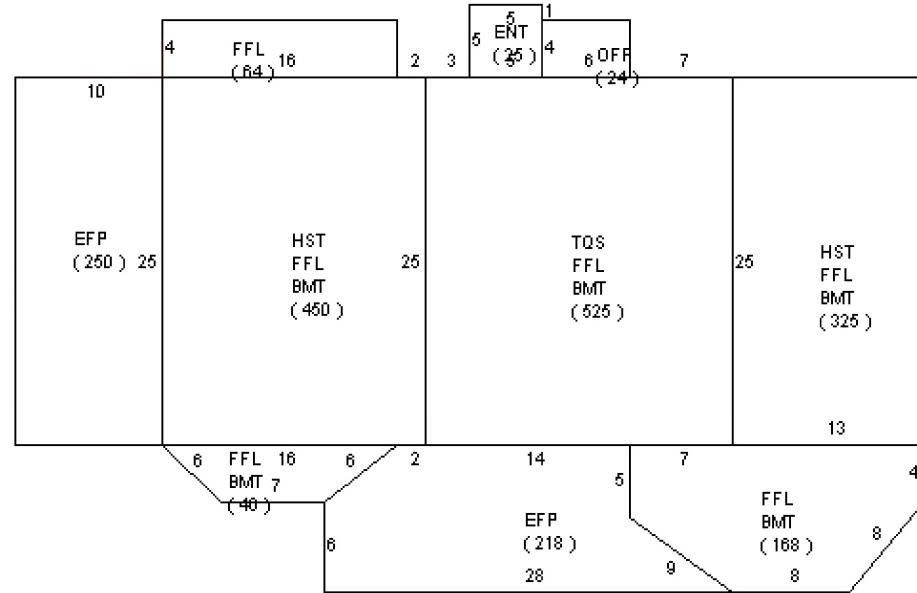
SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
TROOP KENNETH B	47644-407		6/16/2006		850,000
KIELY GAYLE C	39574-366		6/17/2003		790,000
BELL BARBARA	28847-512		7/17/1998		385,000
					No No Y

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
7/7/2010	794	Redo Bat	8,500						10/6/2018	Meas/Inspect	HS	Hanne S											
10/25/2007	988	Re-Roof	25,000						11/8/2008	Meas/Inspect	345	PATRIOT											
3/8/1993	54	Manual	3,100						12/18/2006	MLS	HC	Helen Chinal											
									10/5/2003	MLS	MM	Mary M											
									11/1/2000	Hearing Chag	153	PATRIOT											
									12/16/1999	Mailer Sent													
									12/1/1999	Measured	256	PATRIOT											
									7/20/1993		KT												
										Sign:	VERIFICATION OF VISIT NOT DATA												

EXTERIOR INFORMATION		
Type:	15 - Old Style	
Sty Ht:	1T - 1 & 3/4 Sty	
(Liv) Units:	1	Total: 1
Foundation:	3	- BrickorStone
Frame:	1	- Wood
Prime Wall:	1	- Wood Shingle
Sec Wall:		%
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	OLIVE	
View / Desir:		

ATH FEATURES	
Bath	2
Bath:	Rating:
Bath:	1
QBth:	Rating:
Bath:	Rating:
HBth:	Rating:
hrFix:	1
	Rating: Fair
OTHER FEATURES	
Kits:	1
	Rating: Very Good
\ Kits:	Rating:
Frpl:	3
	Rating: Very Good

SKETCH



GENERAL INFORMATION

Grade:	B - Good	
Year Blt:	1911	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdict:	G12	Fact: .
Const Mod:		
Lump Sum Adj:		

CONDOS INFORMATION

Location:	Lower				
Total Units:	Totals RM: 8 BR: 4 Baths: 2 HB				
Floor:	REMODELING				
% Own:	RES BREAKDOWN				
Name:	Exterior:	No Unit	RMS	BRS	FL
	Interior:	1	8	4	M

INTERIOR INFORMATION

INTERIOR INFORMATION		
Avg Ht/FL:	STD	
Prim Int Wall:	2	- Plaster
Sec Int Wall:		%
Partition:	T	- Typical
Prim Floors:	3	- Hardwood
Sec Floors:	6	- Ceramic Tile
		20 %
Bsmnt Flr:	12	- Concrete
Subfloor:		
Bsmnt Gar:		
Electric:	3	- Typical
Insulation:	2	- Typical
Int vs Ext:	S	
Heat Fuel:	2	- Gas
Heat Type:	3	- Forced H/W
# Heat Sys:	1	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac:
% Com Wall		% Sprinkled:

APPRECIATION

vs Cond:	GD - Good	
unctional:		
conomic:		
Special:		
Override:		
	Total:	18

ALC SUMMARY

MOBILE HOME

SPEC FEATURES/YARD ITEMS **PARCEL ID** 160-0-0003-0005 A

SPEC FEATURES/TARD ITEMS

Code	Description	A	T/S	Qty	Size/Dim	Quar	Con	Year	Unit Price	D/S	Dep	Loc	Fact	NB Pa	Appr Value	JCode	JFact	Juns. Value
3	Garage	D	Y	1	19X21	G	GD	1920	26.58	T	30	101			7,400			7,400
19	Patio	D	Y	1	250	G	AV	1980	4.69	T	31.2	101			800			800

PARCEL ID 160.0-0003-0005.

160.0-0003-0005.

IMAGE

AssessPro Patriot Properties, Inc

